

City of Taylorsville
CITY COUNCIL MEETING
Minutes

Wednesday, May 17, 2006
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84118

BRIEFING SESSION

Attendance:

Mayor Russ Wall

Council Members:

Chairman Morris Pratt
Vice-Chairman Jerry Rechtenbach
Council Member Bud Catlin
Council Member Les Matsumura
Council Member Lynn Handy

City Staff:

John Inch Morgan, City Administrator
John Brems, City Attorney
Cheryl Peacock Cottle, Deputy City Recorder
Robin Kishiyama, Council Coordinator
Donald Adams, Economic Development Director
Larry Marx, Chief of Police

Excused: Virginia Loader, City Recorder

BRIEFING SESSION

18:04:39 Chairman Morris Pratt conducted the Briefing Session, which convened at 6:04 p.m. Deputy City Recorder Cheryl Cottle conducted a roll-call vote to determine those Council Members present, as follows: Matsumura-present, Rechtenbach-present, Pratt-present, Catlin-present, Handy-absent.

18:06:06 Council Member Handy joined the meeting at this time. The Council reviewed the Administrative Report for Community Development. Mr. McGrath made a clarification regarding the status of open ordinance violations, as cited on the Administrative Report. Chairman Pratt noted a correction to the April 26th minutes. The Meeting Agenda was reviewed. Chairman Pratt reminded elected officials that they are invited to attend the Historic Home Walking Tour on May 20, 2006, at 2:00 p.m.

REGULAR MEETING

Attendance:

Mayor Russ Wall

Council Members:

Chairman Morris Pratt
Vice-Chairman Jerry Rechtenbach
Council Member Bud Catlin
Council Member Les Matsumura
Council Member Lynn Handy

City Staff:

John Inch Morgan, City Administrator
John Brems, City Attorney
Mark McGrath, Community Development Director
Gerry Orr, City Finance Director
Cheryl Peacock Cottle, Deputy City Recorder
Robin Kishiyama, Council Coordinator
Larry Marx, Chief of Police
Donald Adams, Economic Development Director

Excused: Virginia Loader, City Recorder

Citizens: Kevin Taylor, Sharon Wall, Katie Larsen, Ted Jensen, John Gidney, Jack Lucas, Dale Kehl, Representative Kory Holdaway, Former Mayor Janice Auger, Phil Holland, Lynn Marsh, John Rock, Gordon Daniels, Diana Isnez, Kristie Overson, Darwin Cottle, Ralph Aiele, Vicki Aielle, Chet Nichols, David Lovell, Randall Anderson, Cindee Anderson, David Miller, Steve Emery

1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

18:31:41 Chairman Morris Pratt called the meeting to order at 6:31p.m. and welcomed those in attendance. Deputy Recorder Cheryl Peacock Cottle conducted a roll-call to determine those Council Members present, as follows: Matsumura-present, Rechtenbach-present, Pratt-present, Catlin-present, Handy-present.

1.1 Pledge of Allegiance – Opening Ceremonies –*Council Member Matsumura*

Community Development Director Mark McGrath directed the Pledge of Allegiance.

1.2 Reverence – *Youth Council Member Matsumura* (Opening Ceremonies for June 7, 2006 to be arranged by Youth Council)

City Administrator John Inch Morgan offered the Reverence.

1.3 Citizen Comments

18:33:50 Chairman Morris Pratt reviewed the Citizen Comment Procedures for the audience and called for any citizen comments.

18:35:28 Ralph Halo read a prepared statement regarding the City Budget.

18:39:46 Lynn Marsh made observations regarding real estate in Taylorsville and suggested implementing a program to assist senior citizens with home renovations. Mayor Wall indicated that the City is already in the process of taking steps to implement such a program.

18:41:14 There were no additional citizen comments.

18:41:32 Chairman Pratt recognized members of Scout Troop 2492 who were present. He also recognized Representative Kory Holdaway, who was in attendance.

1.4 Mayor's Report

18:43:31 Mayor Russ Wall recognized former Mayor Janice Auger in attendance. He then reported on a major drug arrest that was made by the Taylorsville Police last week.

18:44:36 The Mayor reported that there were 16 applicants for the City's Court Administrator vacancy. The candidates were narrowed down to four finalists. Mayor Wall then announced the selection of Taylorsville Police Officer Kevin Taylor as the new Court Administrator.

18:46:17 Chairman Pratt congratulated Mr. Taylor on his new position.

2. REPORTS

There were no reports.

3. APPOINTMENTS

There were no appointments.

4. CONSENT AGENDA

4.1 Minutes – RCCM 04/26/06, RCCM 05/03/06 and CCWS 05/10/06

4.2 Set Time and Date of Public Hearing for Amended Compensation Range for Statutory Officers and Other City Employees to be Held June 7, 2006 at 6:30 p.m.

Council Member Les Matsumura **MOVED** to adopt the Consent Agenda, with one correction to the April 26, 2006 minutes, as noted in the earlier Briefing Session. Council Member Rechtenbach **SECONDED** the motion. Chairman Pratt called for discussion on the motion. There being none, he called for a roll call vote. The vote was as follows: Matsumura-yes, Rechtenbach-yes, Catlin-yes, Pratt-yes, and Handy-yes. **All City Council members voted in favor and the motion passed unanimously.**

5. PLANNING MATTERS

5.1 Public Hearing – 6:30 p.m. – Regarding the Taylorsville General Plan Update – Mark McGrath

18:49:21 Chairman Pratt opened the public hearing and called for any comments on this matter.

18:49:45 Phil Holland, of Gold Medallion Homes, commented on property at 2533 West and 6200 South. He stated his reasons for suggesting that the Council reconsider its previous decision on the property and designate it as a medium density area.

18:52:03 There were no further public comments. It was noted that the RFP is anticipated to be awarded by next week and the General Plan should be back before the Council within 30 days.

Chairman Pratt closed the public hearing and affirmed that another public hearing will be rescheduled and re-noticed at a future date, after completion of the study.

5.2 Public Hearing – 6:30 p.m. – Regarding the Amendment of the Official General Plan Map of the City of Taylorsville by Reclassifying Certain Property Located at 4366 and 4390 South 2200 West from Open Space to Planned Community Development

18:56:33 Community Development Director Mark McGrath stated that the subject property is being looked at by developers, who are requesting an amendment to the General Plan Map from Open Space to Planned Community Development, in order to allow for approximately 9 units per acre. He illustrated the property and reviewed the site plan proposed by the developer. He then discussed the current zoning classifications. Mr. McGrath cited the recommendations that have been made by the Planning Commission. He noted a need to address the density.

19:04:36 Questions from the Council were answered by Mr. McGrath.

19:09:37 Economic Development Director Don Adams made a clarification about the subject property for Council Member Catlin.

19:14:21 Chairman Pratt opened the public hearing on this matter and called for citizen comments.

19:14:34 Representative Kory Holdaway expressed his concerns regarding changing the density for the subject property. Mr. McGrath addressed questions from Mr. Holdaway.

19:18:03 Diana Isnez, a resident neighboring the property, voiced her opposition to the development. She cited a potential disruption to wildlife in the area and stated that she has issues with the proposed density.

19:19:28 John Rock expressed concerns about a road being put in behind his property. Chairman Pratt commented on Mr. Rock's concerns.

19:20:34 Mayor Wall asked Mr. McGrath to speak with Mr. Rock privately to further explain the process that must be followed.

19:20:58 Gordon Daniels addressed the issue of green space and cited his concerns with multiple dwelling units that might possibly fall into disrepair.

19:23:21 Chairman Pratt closed the public hearing and asked the applicants to address the Council.

19:23:47 Jack Lucas and Dale Kehl spoke to Council Members. Mr. Lucas noted that plans for the project are not yet fully in place. He stated their intent to develop a nice project in the area. Mr. Kehl stated that the delay in finishing the new General Plan has left them somewhat in limbo. He noted that he and Mr. Lucas are sensitive to the concerns of residents. He cited other development projects that are presently ongoing with Kehl Homes in Taylorsville.

19:27:11 The applicants addressed several questions from the Council. Mr. Kehl reiterated that the design of the project is still in a premature stage.

19:32:09 Council Member Catlin stated that, although he respects the applicants, he cannot support the project.

19:32:45 Mr. Kehl cited the difference between rows of duplexes that are presently in the area and the type of town homes that are being proposed. Mr. Lucas noted that the town homes should be part of a homeowners association, which will help to maintain the property. He stated that there is a great demand and market for this type of proposed development.

19:36:31 Mr. Catlin elaborated on his concerns regarding the impact on schools, traffic, etc.

19:36:59 Mr. Handy stated his reasons for believing that the project would be a favorable addition.

19:41:30 Mr. McGrath clarified current density requirements and changes that will be made if the new General Plan is adopted as currently proposed.

19:42:55 Mayor Wall commented on a realistic time frame for finalizing the new General Plan. Chairman Pratt stated that he hopes to have the General Plan back before the Council by the third week in July.

19:46:18 Discussion was held regarding expediting the process and conforming to the General Plan. Mr. McGrath commented on the need to make the property a PUD and the desirability of a PCD.

19:50:38 Mr. Lucas observed that their proposed development is actually geared to older buyers, who are looking to downsize and minimize yard work. He stated that the interest level is mainly with “empty nesters.”

It was suggested that the applicant may want to start over and move in a new direction by going before the Planning Commission and requesting medium density. The applicants agreed that this might be their best recourse at this point.

5.2.1 Ordinance No. 06-18 – Amending the Official General Plan Map of the City of Taylorsville by Reclassifying Certain Property Located at 4366 and 4390 South 2200 West from Open Space to Planned Community Development

Council Member Rechtenbach **MOVED** to deny Ordinance No. 06-18 – Amending the Official General Plan Map of the City of Taylorsville by Reclassifying Certain Property Located at 4366 and 4390 South 2200 West from Open Space to Planned Community Development. Council Member Catlin **SECONDED** the motion. Chairman Pratt called for discussion on the motion. Mr. Handy clarified that the motion is being denied, not because there is opposition to the development, but because a different process will be pursued and the proposal will be revisited at a later date. Council Member Catlin reiterated his opposition to the project. There being no further discussion, Chairman Pratt called for a roll call vote. The vote was as follows: Matsumura-yes, Rechtenbach-yes, Catlin-yes, Pratt-yes, and Handy-yes. **All City Council members voted and the motion passed unanimously.**

5.3 Public Hearing – To Consider an Adjustment to the Common Municipal Boundary of the City of Taylorsville and Murray City at Approximately the Northeast Intersection of 1300 West and Winchester Street – *Mark McGrath*

19:59:50 Community Development Director Mark McGrath illustrated the proposed boundary adjustment between the City of Taylorsville and Murray City. He cited reasons that the boundary adjustment is desirable. Mr. McGrath reported on the timeframe being considered by West Jordan City, who apparently has concerns which will affect the boundary change. He noted that the earliest the adjustment can be made is August.

20:05:01 Mr. McGrath addressed questions from the Council. He clarified that the Council previously passed a resolution to set the public hearing.

20:07:19 Chairman Pratt opened the public hearing and called for citizen comment.

20:07:40 Chet Nichols asked a question regarding the proposed boundary adjustments and Mr. McGrath provided clarification. He reiterated that Taylorsville cannot pass an ordinance until West Jordan City takes some action.

20:11:14 Council Member Rechtenbach cited several complications relating to other entities.

20:12:17 Mr. McGrath cited the importance of continuing to pressure West Jordan to move along on this matter. He said that West Jordan has freely admitted that the boundary adjustment is not a high priority for them at this time.

20:13:45 Adam Asidi, neighboring property owner, stated his concerns.

20:14:35 There were no further citizen comments, and Chairman Pratt closed the public hearing. Mr. McGrath clarified that an additional public hearing is not required and does not need to be held, unless the Council desires to hold one. The ordinance will be considered at a future date.

5.4 Request for an Appeal of a Planning Commission Decision Regarding a 38 Unit Residential Planned Unit Development Located at 3200 West and 6200 South – *Mark McGrath*

20:15:50 Community Development Director Mark McGrath stated that a decision made by the Planning Commission on April 11th is being appealed by Ivory Development. He then reviewed the history of the 38 unit residential development project. He illustrated plans for the proposed units.

20:27:24 Mr. McGrath recommended that this matter be scheduled for a public hearing before the City Council. He noted that the earliest a public hearing could be held would be June 7, 2006. He answered questions for the Council regarding the roads that are being proposed in the development.

20:29:46 City Attorney John Brems cautioned that, since Ivory was not present, the Council should not get into the merits of the appeal, but should only set a date for a public hearing. It was clarified that the Council needs to decide whether to remand back to the Planning Commission, set a date for hearing the appeal, or uphold the Planning Commission's decision.

Mr. McGrath stated that Ivory did have representation present. He clarified the Staff's recommendation to concur with the Planning Commission's stipulation that the road in question be a public road, rather than private.

20:33:04 Additional discussion was held regarding a public road vs. a private road. Mr. McGrath cited public outcry and opposition that was voiced in relation to parts of the proposal.

20:43:49 Council Member Rechtenbach commented on the role of a Homeowners Association.

Mr. McGrath said that there may be possible concern because the City has recently made several allowances for private roads in other projects.

20:49:42 Council Member Rechtenbach **MOVED** to schedule a public hearing to hear the matter. Council Member Matsumura **SECONDED** the motion. Chairman Pratt called for clarification on whether a date certain should be set. Mr. Rechtenbach suggested that the public hearing be set for June 21st. Council Member Matsumura cited concerns he has heard from constituents in his area. Council Member Rechtenbach amended his motion to set a time certain for the public hearing of June 21st, 2006. Council Member Matsumura reaffirmed his second.

20:52:12 Mr. Handy suggested that the developer be invited to attend and comment on the idea of having a dual property owner fee structure to facilitate a higher level of maintenance. Mr. McGrath will make that request. There being no further discussion, Chairman Pratt called for a vote. The vote was as follows: Matsumura-yes, Rechtenbach-yes, Catlin-yes, Pratt-yes, and Handy-yes. **All Council Members voted in favor and the motion passed unanimously.**

6. FINANCIAL MATTERS

6.1 Public Hearing – 6:30 p.m. – To Receive Public Comment on the Tentative Budget for the 2006-2007 Fiscal Year

20:53:47 City Administrator John Inch Morgan cited various comments that have been received regarding the City's Tentative Budget. He noted that there have been some concerns about the

extent of capital projects in the City. He explained that, as a 10-year old City, Taylorsville inherited an aging infrastructure and storm drains. He referenced inflationary increases and also increases with service contracts. Mr. Morgan reviewed funding options that have been presented to the Council. He cited recommendations for a possible tax increase, a utility franchise fee, and an increase in personnel, in order to bring some service in-house.

21:01:38 Chairman Pratt opened the public hearing and called for citizen comments.

21:02:02 Former Mayor Janice Auger addressed the Council and reviewed the history of City budget decisions that have previously been made. She encouraged the City to remain conservative and consider expenditures carefully and prudently.

21:05:36 Roger Hill spoke regarding the utility fee on his phone bill.

Chairman Pratt called for clarification from City Attorney John Brems on future public hearings regarding the budget.

21:09:07 Chairman Pratt closed the public hearing. It was suggested that a public hearing be held with each future budget discussion. It was clarified that a public newspaper notice will not be necessary, but the public hearings will be noticed on the agenda.

21:11:05 Mayor Wall suggested allowing Ted Jensen to address the Council regarding Agenda Item No. 7.1, prior to opening the budget discussion.

Council Member Catlin **MOVED** to address Agenda Item 7.1 at this time, before Agenda Item 6.2. Council Member Handy **SECONDED** the motion. Chairman Pratt called for discussion. There being none, he called for a vote. The vote was as follows: Matsumura-yes, Rechtenbach-yes, Catlin-yes, Pratt-yes, and Handy-yes. **All Council Members voted in favor and the motion passed unanimously.**

7. OTHER MATTERS

7.1 Discussion of the Ordinance Review Committee Recommendations for Changes to Title 8 with Regard to Constricting Snakes – *Ted Jensen*

21:14:54 Ordinance Review Committee Member Ted Jensen stated that Jim Butterfield, of Salt Lake County Animal Services, has suggested changing the City Ordinance in regards to constricting snakes. He outlined reasons that were presented to the Committee for changing the ordinance, i.e. consistency with other cities, enforcement capabilities, etc.

21:19:28 Mayor Wall stated his objection that the contract provider did not discuss this matter with the Administration before going to the Ordinance Review Committee. He said that the Administration, therefore, opposes the recommended ordinance change.

21:20:53 Questions from the Council were addressed by Mr. Jensen. It was clarified that the change was not requested by the Ordinance Review Committee, but was recommended by Salt Lake County Animal Control Services.

21:26:24 It was determined that the Council is not interested in making this particular change to the ordinance.

21:27:57 Mr. Jensen cited a recent discussion in the Planning Commission regarding racing pigeons and the need for a Conditional Use Permit.

21:30:29 Chairman Pratt thanked Mr. Jensen for his presentation.

6.2 Discussion of the 2006/2007 Fiscal Year Tentative Budget – *John Inch Morgan*

21:30:51 City Administrator John Inch Morgan answered questions from the Council regarding the budget that was presented to the Council. He asked that the discussion on general personnel issues be deferred until June 7th, after the report from the City's salary consultant has been received. He provided background on how the proposed budget was built. Reasons for incorporating a hospitality budget line were reviewed

21:47:50 Several budget line items were addressed individually and discussed at length. The following departmental budgets were reviewed:

- City Council Budget
- Mayor's Budget
- Justice Court (need to factor in decision about whether to continue weekend or night court)
- Administrative Services
- Non-Departmental

22:06:30 Discussion was held regarding budgeting for employee benefits. A decision will be made at the June 7th City Council Meeting regarding potential cost sharing for employee health benefits, prior to the open enrollment period. Employee compensation will also be reviewed during that next meeting.

22:13:33 The Mayor stated that he is in favor of an 80/20 split on cost sharing for employee health benefits.

22:13:25 Mr. Morgan asked that recommendations for budget changes be e-mailed to him for consideration. Clarification was given by Finance Director Gerry Orr regarding employee benefits that are currently being provided.

22:52:21 Due to the lateness of the hour, it was determined to revisit the remaining budget matters at the meeting on June 7, 2006.

22:53:08 Council Chair Pratt asked Council Members to review the other budget categories, beginning with government buildings and ending with the Police Department, and then forward comments and recommendations to Mr. Morgan.

22:55:01 Chairman Pratt requested a copy of the information addressing employee compensation. Mr. Morgan will provide it to the Council electronically as soon as it is available. Mayor noted that the information will be marked "confidential," due to the inclusion of salary and employee insurance documentation.

8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)

22:59:23 Chairman Pratt relayed that the dedication plaque at the Freedom Shrine at Bridgeside Park has been pulled off the wall and has disappeared. City Administer John Inch Morgan will investigate and also schedule cleaning of the wall.

23:00:13 Chairman Pratt advised that the Food Bank has announced that they are discontinuing food drops in Taylorsville. Mayor Wall noted that may reflect on the Food Bank's CDBG recommendation for next year. Chair Pratt suggested that the City send the Food Bank a letter encouraging them to continue the food drops. Mayor Wall stated that he would rather have verbal communication with them first. He asked Deputy Recorder Cheryl Cottle to schedule a meeting for him with representatives from the Food Bank.

9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)

- 9.1 City Council Briefing Session – Wednesday, June 7, 2006 – 6:00 p.m.**
- 9.2 City Council Meeting – Wednesday, June 7, 2006 – 6:30 p.m.**
- 9.3 City Council Work Session – Wednesday, June 14, 2006 – 6:00 p.m.**
- 9.4 City Council Briefing Session – Wednesday, June 21, 2006 – 6:00 p.m.**
- 9.5 City Council Meeting – Wednesday, June 21, 2006 – 6:30 p.m.**

10. CALENDAR OF UPCOMING EVENTS

- 10.1 A Day with Frog and Toad – Friday, May 19th, 2006, Saturday, May 20, 2006 and Monday, May 22, 2006, 7:00 p.m. at the Taylorsville Assembly Hall, 1247 West 4800 S. Tickets are \$5 Per Person or \$20 for a Family of Six
- 10.2 Historic Home Walking Tour – Saturday, May 20, 2006, at 2:00 p.m. Beginning at the Taylorsville Bennion Heritage Center, 1488 W. 4800 S., RSVP Connie Taney 266-2610 or Margaret Player 266-0448
- 10.3 S.L. County Public Works Open House, May 24th & 25th at the Public Works Facility, 7125 S. 600 W. in Midvale
- 10.4 Wednesday, June 28 through Saturday, July 1 – Taylorsville Dayzz 2006

11. ADJOURNMENT

23:03:40 Council Member Jerry Rechtenbach **MOVED** to adjourn the City Council Meeting. Council Member Matsumura **SECONDED** the motion. Chairman Pratt called for discussion. There being none, he called for a vote. The vote was as follows: Pratt-yes, Handy-yes, Matsumura-yes, Rechtenbach-yes, and Catlin-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 11:03 p.m.

Virginia Loader, City Recorder

Minutes approved: CC 06-07-06

Minutes Prepared by: Cheryl Peacock Cottle, Deputy Recorder